



..... Est. 1985

www.putmanproperties.com

Wick Hartung

Cell: (330) 495-0601

E-Mail: wick@putmanproperties.com



Co-Listing Agent: Tim Putman

Cell: (330) 495-0600

E-Mail: tputman@putmanproperties.com

O • 330-498-4400 | F • 330-498-3800
4065 Fulton Dr. NW, Canton, OH 44718



2,400 SQ.FT. FREE STAND OFFICE BUILDING FOR SALE/LEASE

1359 Market Avenue N, Canton, OH, 44714

Directions: I-77, into Canton, to exit #106 (Mercy Medical Center exit), east onto 12th St NW, past Fulton Dr and Cleveland Ave then left onto Market Ave N. Property on left. Or I-77 to US 62 east to Market then south on Market Ave N. Property on right.

BUILDING INFO

Previous:	Office
Total Sq. Ft.:	2,400
Available Office:	2,400
Available Office:	
Units:	1
Floor(s):	1
Year Built:	1974
Roof:	Rubber
Ceiling Height:	8'
Sprinklers:	No
Elevator:	No
Heat:	Electric
Air:	Central

UTILITIES

Gas:	N/A
Electric:	AEP
Water:	Canton City
Sewer:	Canton City
Internet:	Spectrum

SITE INFO

Acre(s):	0.55
Frontage:	120'
Depth:	200'
County:	Stark
Township:	Canton
Zoning:	CC B-1
Topo:	Level
Nearby Hwy:	I-77
Distance:	2.6 Miles
Traffic Count:	11211
Bus Lines:	<input checked="" type="checkbox"/>
Rail Name:	
Miscellaneous:	

Asphalt parking in back for 27 cars. All electric building. Former Cooper & Associates. Rear access to property from Court Ave. Call Broker for an appointment to tour or with questions.

Across street from CSE Federal Credit Union and Webster Square.

SALE INFO

Sale Price:	\$199,000.00
Terms/Finance:	
Gross Income:	
RE Taxes/Year:	\$3,362.36
Expenses:	
Net Oper Income:	
Occupied By:	Vacant

LEASE INFO

	Office	Office
S.F. Avail:	2400	
\$/S.F.:	\$10.00	
\$/Mo:	\$2,000.00	
Terms/Poss:		
	Tenant	Owner
Gas/Electric:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water/Sewer:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Taxes/Insur:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maint/Repairs:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

OTHER

Unit/Bay Size:		All brick professional office building on popular North Market Ave in Canton, Ohio. Reception and waiting area plus private offices, conference room on main level.
Construction:	Brick	
Docks:		Lower level or +/- 2,400 sq.ft. has 2 stairwells, a restroom w/shower, vault room, multi purpose room, mechanical room, plus storage.
OH Doors:		



2,400 Sq.Ft. Free Stand Office Building
1359 Market Ave N, Canton, OH 44714

For Sale: \$199,000
For Lease: \$10.00/Sq.Ft. or \$2,000.00/Mo
Triple Net

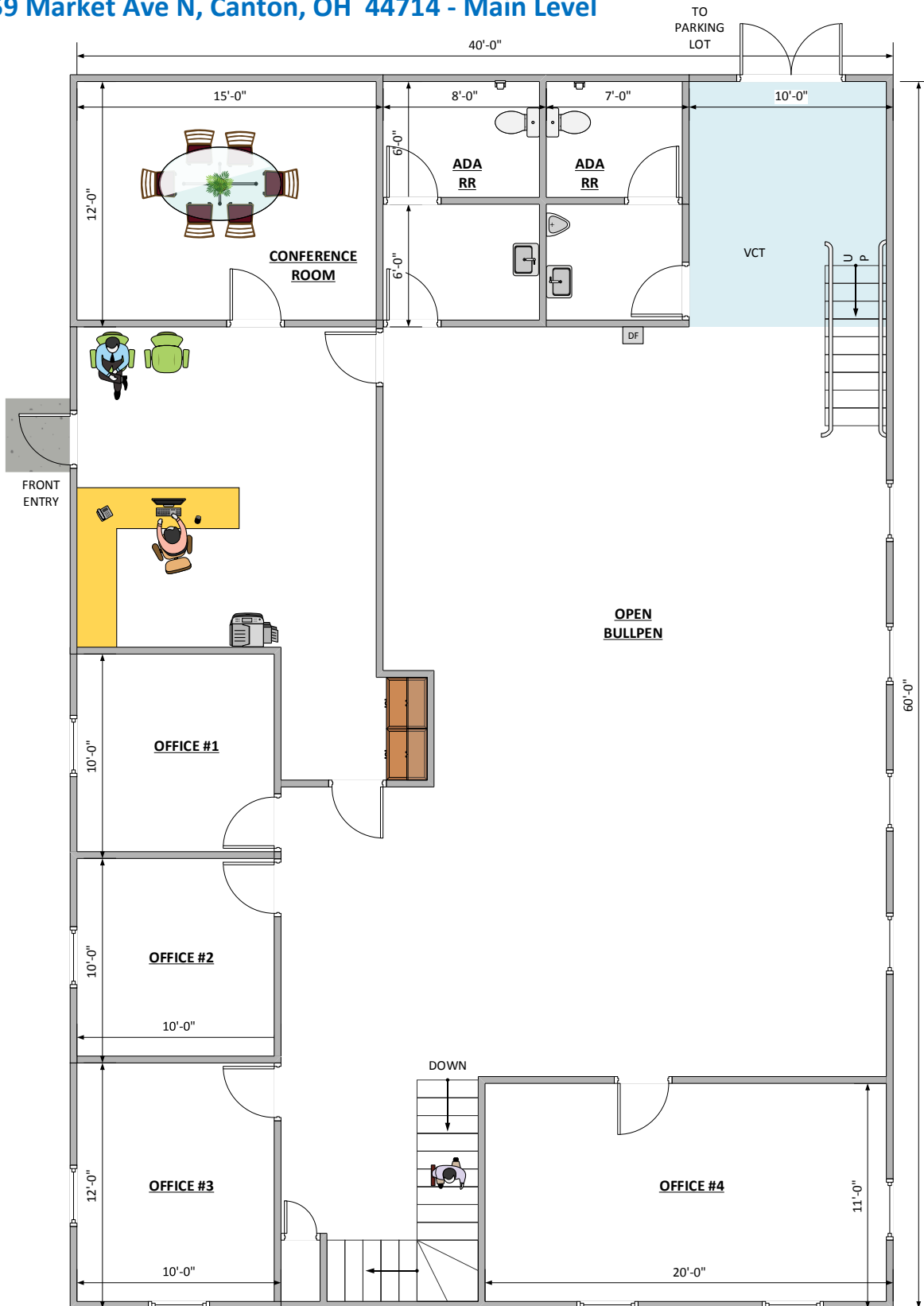
Marketed by:

Timothy J. Putman & Wick Hartung
 330-495-0600 330-495-0601



4065 Fulton Dr NW, Canton, Ohio 44718
 P: 330-498-4400 F: 330-498-3800
 WEBSITE: putmanproperties.com
 EMAIL: info@putmanproperties.com

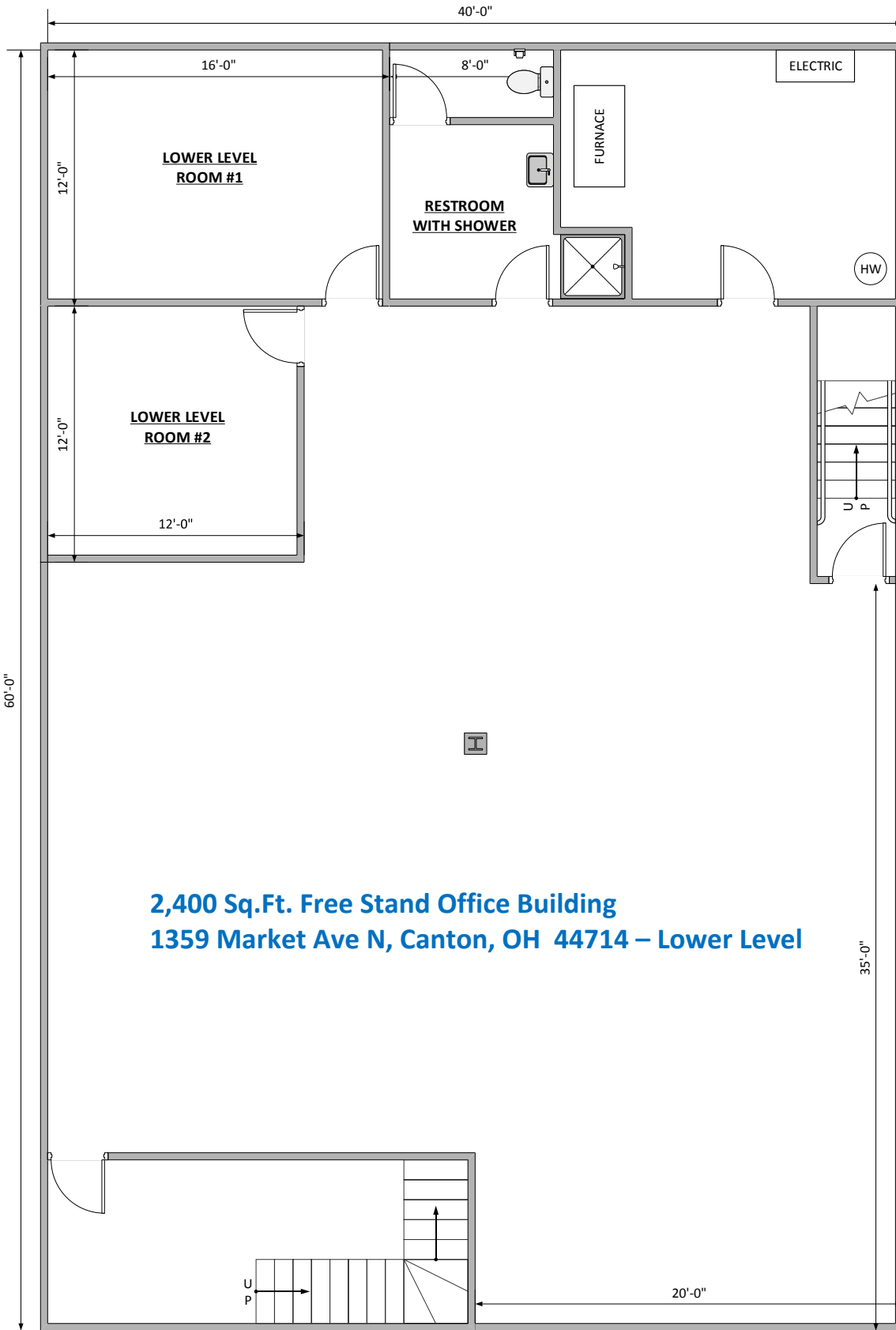
2,400 Sq.Ft. Free Stand Office Building
1359 Market Ave N, Canton, OH 44714 - Main Level



4065 Fulton Dr NW, Canton, Ohio 44718
 P: 330-498-4400 F: 330-498-3800
 WEBSITE: putmanproperties.com
 EMAIL: info@putmanproperties.com

Marketed by:
 Timothy J. Putman
 330-495-0600
 &
 Wick Hartung
 330-495-0601

For Sale: \$199,000
For Lease: \$10.00/Sq.Ft. or \$2,000.00/Mo
Triple Net



4065 Fulton Dr NW, Canton, Ohio 44718
 P: 330-498-4400 F: 330-498-3800
 WEBSITE: putmanproperties.com
 EMAIL: info@putmanproperties.com

Marketed by:
 Timothy J. Putman
 330-495-0600
 &
 Wick Hartung
 330-495-0601

For Sale: \$199,000
 For Lease: \$10.00/Sq.Ft. or \$2,000.00/Mo
 Triple Net